



PC AGENDA: 9-11-02
ITEM: 3.b.

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: September 4, 2002

COUNCIL DISTRICT: 4

SUBJECT: ANNUAL REVIEW OF A DEVELOPMENT AGREEMENT WITH FORD AEROSPACE AND COMMUNICATIONS CORPORATION (SONY CORPORATION) REGARDING PROPERTY LOCATED ON THE SOUTHEAST CORNER OF ZANKER ROAD AND RIVER OAKS PARKWAY

BACKGROUND

A Development Agreement was approved by the City Council in 1987 with Ford Aerospace and Communications Corporation (Sony Corporation) and the City in conjunction with a Site Development Permit (File No. HSH 87-07-095) to facilitate vested development rights for a large, single-corporation industrial park on the site. A subsequent Development Agreement Amendment for the Sony Corporation project on this site allowed a subdivision of the site into two parcels and also permitted two corporate users.

This Development Agreement, as required by City Ordinance, requires the Planning Commission to adopt a resolution, if applicable, upon a determination subsequent to a Compliance Review Hearing that all terms and conditions of the agreement are in full compliance.

ANALYSIS

The first phase of the Sony Corporation project has been completed and the project is in compliance with the Site Development Permit. The Loral Development is complete and is also in compliance with its Site Development Permit.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a resolution finding the developer in full compliance with the terms and conditions of this Development Agreement.

Stephen M. Haase, Director
Planning, Building and Code Enforcement

c: Mr. Michael Wu, Lockheed Martin, MNDS, 3200 Zanker Rd, San Jose, CA 95134
207-06/ME